



Minutes of the **Regular Session** of the Riverdale City **Planning Commission** held Tuesday, October 22, 2024, at 6:30 p.m., at the Civic Center, 4600 S Weber River Drive., Riverdale City, Weber County, Utah.

Present:	Commissioners:	Kent Anderson, Chair Rikard Hermann, Commissioner Wanda Ney, Commissioner Celeste Noland, Commissioner Randy Poulsen, Commissioner
	City Employees:	Brandon Cooper, Community Development Director Michelle Marigoni, City Recorder
	Excused:	Colleen Henstra, Commissioner Amy Ann Spiers, Vice Chair
	Visitors:	Jake Tate Tim Snideman

A. Welcome & Roll Call

The Planning Commission Meeting began at 6:30 p.m. Chair Anderson welcomed everyone to the meeting and stated for the record that all members of the Planning Commission were present except for Commissioners Henstra and Spiers who were excused. Members of the city staff were also present.

B. Public Comment

Commissioner Anderson asked if any members of the public had comments. There were none.

C. Presentations and Reports

Mr. Cooper provided updates on upcoming projects and ongoing business developments:

- Changes to the 4400 South Roundabouts are conceptual, associated with the AFCU campus project, with no finalized plans. Jake Tate from AWA Engineering explained that the AFCU Master Plan aims to bring significant economic growth to the area. Roundabouts offer consistent traffic flow, but signals provide better control and timing for movement. Phasing out roundabouts will depend on traffic analysis and regional growth. Bridges will also be widened to accommodate increased traffic.
- Commissioner Hermann inquired whether multi-lane roundabouts could match the efficiency of signalized intersections. Mr. Tate acknowledged the possibility but noted the need for further research on their safety. Commissioners Noland and Poulsen raised concerns about safety risks, particularly regarding the nearby school. Mr. Tate assured them that traffic calming measures would be included in the planning.
- Chair Anderson asked if this issue would come before the Planning Commission. Mr. Cooper confirmed it would not, though some council members share similar concerns. He will collaborate with AWA and UDOT to gather more information.

D. Consent Items

1. Consideration of Meeting Minutes from:

October 8, 2024 Work Session
October 8, 2024 Regular Meeting

Chair Anderson asked if there were any corrections to the minutes. Commissioner Ney noted two missing words, and Commissioner Noland identified an adjustment in the welcome and roll call section. Commissioner Hermann moved to approve the consent items with corrections. Commissioner Noland seconded the motion, which passed unanimously in favor.

E. Action Items

1. Consideration of recommendation to City Council for an Amended Subdivision Plat for the AFCU Corporate Campus Subdivision, located at 4646 South 1500 West, Riverdale Utah, as requested by America First Credit Union and AWA Engineering.

Mr. Cooper introduced Jake Tate (AWA) and Tim Snideman (AFCU). He provided background on the proposal, noting additional property acquisition and city staff's recommendation for approval, subject to specific recommendations.

Discussion:

- Commissioner Poulsen inquired whether the tallest building met airport height restrictions. Mr. Snideman confirmed compliance following airport review.
- Commissioner Poulsen also asked about drainage issues on Riverdale Road. Mr. Tate explained drainage is being redirected to an existing retention pond, with additional drains installed during the hillside project.
- Chair Anderson suggested some questions were more relevant to the second agenda item. Commissioner Noland asked about four items needing corrections, all of which were addressed in the meeting packet.
- Mr. Cooper noted that due to the latest subdivision changes by the state, the Planning Commission is the land use authority and therefore will be the final decision on this item (not a recommendation to council).

Motion: Commissioner Poulsen moved to approve subject to any outstanding staff recommendations for the amended Subdivision Plat for the AFCU Corporate Campus Subdivision, located at 4646 South 1500 West, Riverdale Utah, as requested by America First Credit Union and AWA Engineering.

Second: Commissioner Hermann

Vote:

Commissioner Spiers:	Absent
Commissioner Ney:	Yes
Commissioner Anderson:	Yes
Commissioner Poulsen:	Yes
Commissioner Hermann:	Yes
Commissioner Henstra:	Absent
Commissioner Noland:	Yes

Motion passed unanimously.

2. Consideration to forward a recommendation to City Council for Final Site Plan request for AFCU Hillside for property located at 4580 S 1500 W, Riverdale Utah, as requested by America First Credit Union and AWA Engineering.

Mr. Cooper presented the site plan details.

Discussion:

- Commissioner Noland commended AFCU for their stewardship and project intentions.
- Commissioner Ney asked about water drainage in the hillside area. Mr. Tate confirmed measures involving a Geotech review and drainage solutions leading to a retention pond. Structural stabilization includes I-beams installed at varying depths, similar to those used in freeway bridges.
- Commissioner Ney also inquired about fencing between the freeway and terraces. Mr. Tate clarified the area is not public and accessible only to maintenance workers.
- Commissioner Hermann praised the landscaping and asked about potential non-commercial uses on campus. Mr. Tate mentioned plans for retail, restaurants, hotels, and on-site amenities, with ongoing discussions with UTA and UDOT about traffic mitigation.

Motion: Commissioner Noland moved to forward a favorable recommendation to City Council for Final Site Plan request for AFCU Hillside for property located at 4580 S 1500 W, Riverdale Utah, as requested by America First Credit Union and AWA Engineering, considering that all staff requirements are met.

Second: Commissioner Ney

Vote:

Commissioner Hermann:	Yes
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Commissioner Poulsen:	Yes
Commissioner Henstra:	Absent
Commissioner Spiers:	Absent
Commissioner Noland:	Yes
Commissioner Anderson:	Yes
Commissioner Ney:	Yes

Motion passed unanimously.

F. Comments

- Commissioner Ney discussed a KSL article, confirming Mr. Brooks' involvement in approving Mr. Cooper's statements. Mr. Cooper clarified discrepancies in the article and expressed the city's disappointment.
- Chair Anderson raised concerns about excessive lighting in the "At Home" parking lot.

G. Adjournment

As there was no further business to discuss, Commissioner Hermann moved to adjourn. Commissioner Ney seconded the motion. All were in favor and the Planning Commission meeting adjourned at 7:49 p.m.

Date Approved: 11/26/2024